

# Building Code

## City of Manchester, NH

In Board of Mayor and Aldermen  
Passed to be enrolled September 4, 2001  
Passed to be ordained September 4, 2001



### CITY OF MANCHESTER DEPARTMENT OF BUILDINGS

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# INDEX TO AMENDED, DELETED OR ADDED SECTIONS OF 2000 INTERNATIONAL BUILDING CODE

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**Repealing the 1987 BOCA National Building Code as adopted in Section 151.01 of the City of Manchester Code of Ordinances, and adopting the 2000 editions of the *International Building Code*, *International Mechanical Code*, the *International Plumbing Code* and the *International Fuel Gas Code*, the 2009 edition of the *International Existing Building Code*, as well as the 2005 edition of the *National Electrical Code*; establishing minimum regulations governing buildings and structures; and establishing fees for the issuance of permits and certificates for the construction and occupancy of buildings and structures.**

**Section 1.** Certain documents, three (3) copies of each which are on file in the office of the City Clerk of the City of Manchester being marked and designated as the *International Building Code, 2000 Edition*, including Appendix Chapters B, G, H & J, as published by the International Code Council, Inc., be and is hereby adopted as the *Building Code* of the City of Manchester in the State of New Hampshire; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said *Building Code* are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section 2 of this Ordinance.

**SECTION 2.** The following sections are hereby revised as follows:

## **CHAPTER 1 ADMINISTRATION**

### **101.1 Title.**

Insert the words “City of Manchester, NH” where NAME OF JURISDICTION is indicated.

### **101.2 Scope**

Amend the exception by adding “Chapters 2 through 10 (exclusive of R404.2 through R404.2.6)” after the words “shall comply with”.

Amend the *International Residential Code*, Table R302(1) by inserting design criteria as follows:

Roof Snow Load	Wind Speed (MPH)	Seismic Design Category	Subject to Damage From				Winter Design Temperature	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay		
<b>42 PSF</b>	<b>95</b>	<b>C</b>	<b>Severe</b>	<b>4'-0"</b>	<b>Slight to Moderate</b>	<b>None to Slight</b>	<b>0 Degrees f</b>	<b>See FIRM Maps and Zoning Ordinance</b>

Delete Section R403.3 Frost protected shallow foundations. (*International Residential Code*) in its entirety, no substitution.

#### **101.4.1 Electrical.**

Delete Section 101.4.1 and replace with the following:

**101.4.1 Electrical.** The provisions of NFPA 70 (*National Electrical Code*), 2005 Edition, and/or such regulations administered by the State of New Hampshire Electricians Licensing Board shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

#### **101.4.4 Plumbing.**

Delete Section 101.4.4 and replace with the following:

**101.4.4 Plumbing.** The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings, shall comply with the provisions of the 2000 Edition of the International Plumbing Code. Additional requirements as adopted by the State of New Hampshire Board of Licensing and Regulation of Plumbers (RSA 329-A), and the Sewer Use Ordinance of the City of Manchester, NH, shall also be adhered to. Private sewage disposal systems shall meet the requirements of RSA 149-E and the regulations of the Manchester Board of Health.

#### **101.4.5 Property maintenance.**

Delete Section 101.4.5

#### **101.4.7 Energy.**

Delete Section 101.4.7 and replace with the following:

**101.4.7 Energy.** The provisions of the New Hampshire Code for Energy Conservation in New Construction (RSA 155-D) shall apply to all matters governing the design and construction of buildings for energy efficiency.

#### **102.6 Existing structures.**

Amend Section 102.6 by deleting the words “*International Property Maintenance Code*”.

#### **103.1 Creation of enforcement agency.**

Delete Section 103.1 and replace with the following:

**103.1 Enforcement agency.** The Building Department is the enforcement agency for this code, and the official in charge thereof shall be known as the building official.

#### **103.2 Appointment:**

Amend Section 103.2 to read as follows:

**103.2 Appointment:** The Building Commissioner, known herein as the building official, shall be appointed as provided for in the Charter of the City of Manchester, NH.

#### **103.3 Deputies.**

Delete the last sentence.

**105.1.1 Annual permit.**

Delete Section 105.1.1 in its entirety.

**105.1.2 Annual permit records.**

Delete Section 105.1.2 in its entirety.

**105.2 Work exempt from permit.**

**Building:** Delete #'s 1, 2, 3, 4, 5, 6, 9 & 10.

**Electrical:** Delete: **Radio and television transmitting stations.**

**Gas:** Delete #1.

**Mechanical:** Delete #1.

**106.2 Site plan.**

Add the following at the end of Section 106.2: The site plan shall indicate the location of a private sewage disposal system where a public sewer is not available. Private sewage disposal systems shall conform to the rules of the State of New Hampshire Water Supply and Pollution Control Commission and the rules of the Manchester Board of Health Regulations as they pertain to the design of sewage disposal systems.

**106.5 Retention of construction documents.**

Amend Section 106.5 by deleting the words "for a period of not less than 180 days from date of completion of the permitted work".

**108.2 Schedule of permit fees:**

Delete Section 108.2 and replace with the following:

**108.2 Schedule of permit fees.** On building structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in the following schedule:

Delete Sections 108.3 through 108.6 and substitute new sections as follows:

**108.3 Establishing Cost Upon Which Permit Fee is Based**

**108.4 Establishing Floor Area Upon Which Calculated Cost is Based**

**108.5 Reinspections, Penalties and Appeals**

**108.6 Refund of Permit Fees**

**108.7 New Construction and Alterations**

**108.8 Fee Schedule**



### **108.3 Establishing Cost Upon Which Permit Fee is Based**

- A) Where the permit fee is based upon the cost of the work done under the permit, such costs shall be the estimated cost as certified by the owner or by the authorized representative of the owner, and as approved by the building official.
- B) The estimated cost applies to the gross square footage of a building and shall include all permanent structural, electrical, plumbing and mechanical systems, interior and exterior finish, sitework, overhead and profit. If, in the opinion of the building official, the cost is underestimated on the application, the building official may use a Type of Construction Method based on aggregate floor area to calculate estimated costs.

### **108.4 Establishing Aggregate Floor Area Upon Which Calculated Cost is Based**

- A) The aggregate floor area shall be the sum of the gross horizontal areas of the several floors of the building, including interior mezzanines or balconies, cellars, basements and usable parts of attics.
- B) All horizontal dimensions shall be taken from the exterior faces of walls and shall include all enclosures, porches, breezeways, attached garages, dormers, penthouses and carports. The measurements shall not include the areas of outside uncovered terraces, steps, platforms or of similar open structures outside of the enclosing exterior walls. The permit fee for structures outside the enclosing exterior walls of a building shall be based on the estimated costs thereof, established as heretofore specified in Section 108.3

### **108.5 Reinspections, Penalties and Appeals**

- A) The building official may charge a re-inspection fee when, in his/her opinion, more inspections than normal were required. The fee shall be a minimum of \$30.00.
- B) For work which was started or a use established without a permit, there shall be a surcharge added to each permit in the amount of 100 percent of the permit fee.
- C) The fee for filing an appeal of a decision of the code official, pursuant to Section B 101.2.8, shall be \$300.00.

### **108.6 Refund of Permit Fees**

Whenever the work for which a permit has been issued has not commenced within six months from the date of issue, such permit may be returned to the building official for cancellation. After a deduction of \$35.00 has been made, the balance of the permit fee in excess of \$35.00 shall be refunded by the City Finance Officer on certification from the building official. If work has commenced but has been abandoned for a period of six months or more, the refund shall be in proportion to the value of the work done, as determined by the building official. In either case, no refund will be given after the seventh month.

## **108.7 New Construction and Alterations**

The fees for plan examination, building permit and inspections shall be as prescribed in Section 108.8 and the code official is authorized to establish by approved rules a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in Chapters 1, 3 and 6.

## **108.8 Fee Schedule**

A fee for each plan examination, building permit and inspection shall be paid in accordance with the following schedule.

There shall be a \$25.00 non-refundable application fee and a minimum permit fee of \$10.00 for all permits except Yard Sale permits.

### **1) Building Permits**

- A) For new 1&2 family dwellings, the permit fee shall be the estimated cost of the work multiplied by .006.
- B) For all other new buildings and structures, and additions to existing buildings and structures, the permit fee shall be the estimated cost of the work multiplied by .010.
- C) For alterations, renovations or repairs to existing buildings and structures, the permit fee shall be the estimated cost of the work multiplied by .010.

### **2) Plan Review Fee**

For all buildings and structures covered under item 1 above, other than 1 & 2 family dwellings and accessory structures, there shall be a plan review fee of \$.02 per square foot.

### **3) Foundation Permit Issued in Advance**

- A) Permit for a new or the moving of a 1 & 2 family dwelling \$75.00
- B) Permit for a new or the moving of a building not covered under B \$300.00

### **4) Interior or Exterior Demolition or Removal of Buildings or Structures**

- A) Up to 1,000 square feet \$20.00
- B) Over 1,000 square feet up to 5,000 square feet \$75.00
- C) Over 5,000 square feet \$150.00

## **5) Signs**

### **A) Outdoor signs and display structures projecting over public property**

- |  |         |
|--|---------|
| 1) Up to 50 sq. ft. in area measured on each face on which the sign is readable or has value as an advertisement, announcement, direction, or declaration: | \$50.00 |
| 2) For each square foot over 50 sq. ft. in area measured as specified in (1) above:  | \$1.00  |

### **B) Outdoor Signs and Display Structures over private property**

- |  |         |
|--|---------|
| 1) Up to 50 sq. ft. in area measured on each face on which the sign is readable or has value as an advertisement, announcement, direction, or declaration: | \$25.00 |
| 2) For each square foot over 50 sq. ft. in area measured as specified in (1) above:  | \$1.00  |

### **C) Temporary outdoor signs** \$35.00

## **6) Yard Sales**

- |  |        |
|--|--------|
| Permit good for three consecutive days duration<br>(Limit of two permits per year per location ) | \$5.00 |
|--|--------|

## **7) Installation of Storage Tanks**

- |  |          |
|--|----------|
| A) 0 to 275 gallon capacity              | \$15.00  |
| B) Over 275 to 3,000 gallon capacity     | \$40.00  |
| C) Over 3,000 to 20,000 gallon capacity  | \$75.00  |
| D) Over 20,000 to 50,000 gallon capacity | \$100.00 |
| E) Over 50,000 gallon capacity           | \$150.00 |

## **8) Heating Equipment**

### **A) Residential heating/cooling system installation or replacement**

- |  |          |
|--|----------|
| (1) Serving one dwelling unit              | \$40.00  |
| (2) Serving two dwelling units             | \$50.00  |
| (3) Serving three to six dwelling units    | \$75.00  |
| (4) Serving seven to twelve dwelling units | \$125.00 |
| (5) For each additional unit over twelve   | \$15.00  |

**B) Commercial heating/cooling installation or replacement**

(Including hotels, motels, lodging and boarding houses )

(1) Any heating and/or cooling installation up to 100,000 BTU \$75.00

(2) For each additional 1,000 BTUs over 100,000 \$.20

**C) New or replacement gas or oil burner only \$30.00**

**D) Any other minor alteration to a heating system \$15.00**

**NOTES:**

Warm air capacity will be determined at 85% of rated bonnet capacity. For steam, if rated in Horsepower, 1 HP = 33,524 BTUs. For hot water, one lineal foot of radiation = 600 BTUs/ft. @ 180 degrees.

**(E) Ventilation ductwork:**

1) up to 400 CFM - \$15.00

2) each additional 400 CFMs - \$10.00

**9) Plumbing**

**A) For each fixture installed or replaced \$5.00**

**NOTE:** The following shall be deemed to be separate fixtures:

- \* Each water closet, lavatory, dishwasher, washing machine connection, water filter, water cooler, garbage disposal, sump pump, ejector pump, sterilizer or dental chair
- \* Each combination fixture
- \* Each 1, 2, or 3 compartment sink
- \* Each 3 feet or fraction thereof of gang shower length
- \* Each interior or exterior drain

**B) For each hot water storage tank:**

(1) Up to 100-gallon capacity: \$10.00

(2) Over 100 to 300-gallon capacity: \$30.00

(3) Over 300 to 500-gallon capacity: \$60.00

(4) Over 500-gallon capacity: \$100.00

**C) For each 100 ft. or fraction thereof of water piping: \$10.00**

**D) For each 100 ft. or fraction thereof of building drain or building sewer of the following diameters:**

(1) Two through six inches: \$10.00

(2) Eight through ten inches: \$20.00

(3) Twelve inches or larger:	\$50.00
<b>E) For each water connected air conditioner unit:</b>	\$35.00
<b>F) For each sprinkler installation</b>	
(1) Up to 20 heads:	\$40.00
(2) Each additional head over 20:	\$ .35
<b>G) For each sewage ejector:</b>	
(1) 1 & 2 family dwelling:	\$30.00
(2) All others:	\$75.00
<b>10) Gas Piping</b>	
<b>A) For installation of gas piping:</b>	
(1) Up to 50 lineal feet:	\$20.00
(2) Each additional foot over 50:	\$ .05
<b>B) For each outlet:</b>	\$4.00
<b>11) Electrical Wiring</b>	
<b>A) For new residential dwellings of one unit:</b>	\$100.00
(1) For each additional unit over one:	\$75.00
(2) For residential additions, renovations, alterations, repairs or replacements, the permit fee shall be the calculated cost of the work multiplied by 0.01	
<b>B) For all other new commercial buildings or additions, renovations, alterations, repairs or replacements except low voltage and control wiring, the permit fee shall be the calculated cost of the work multiplied by 0.015</b>	
<b>C) For low voltage and control wiring (ie phone, TV, data, alarm)</b>	
(1) Up to \$2,000 of calculated cost:	\$10.00
(2) Over \$2,000 to \$25,000 of calculated cost:	\$75.00
(3) Calculated cost above \$25,000 shall be multiplied by:	.005
<b>12) Elevators, Escalators, Amusement Devices &amp; Special Equipment</b>	
<b>A) Elevators</b>	

- (1) For each elevator installed: \$75.00
- (2) For each floor served in excess of 2 floors: \$25.00
- (3) Initial compliance inspection for devices not subject to State of New Hampshire permitting \$150.00

**B) Escalators**

- (1) For one run: \$75.00
- (2) For each additional run: \$50.00

**C) Special elevators, including man hoists, stage or orchestra lift, or other Special Equipment\*:** \$75.00

**\*Note:** Special equipment is any permanently or semi-permanently located device, manually or power operated, used for moving or lifting materials or persons, and not considered an elevator, escalator, dumbwaiter or amusement device. Special equipment shall include belt, bucket, scoop, roller or similarly inclined or vertical freight conveyors, telescopic ash hoists, tiering or piling machines and similar apparatus.

**D) Dumbwaiter or conveyer** \$50.00

**E) Amusement devices**

- (1) Roller coasters, ferris wheels, and other passenger rides: \$50.00
- (2) Other amusement devices: \$20.00

Add new Section 109.3.1.1 as follows:

**109.3.1.1 Compliance with Site and Plot Plans.** All new work shall be located strictly in accordance with the approved site plan. The footings of all new buildings, and additions at the discretion of the Building Commissioner, once poured, shall be certified by a New Hampshire Registered Land Surveyor that such footings are placed so as to locate the building as per approved site or plot plan and that it meets the requirements of the Zoning Ordinance as to its location on the site.

**112.1 General.**

Add to last sentence of Section 112.1 the following: *in accordance with Appendix B of this code.*

**112.3 Qualifications.**

Delete Section 112.3 in its entirety.

**113.4 Violation penalties.**

Delete Section 113.4 and substitute the following:

**113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a violation and shall be subject to a fine not exceeding five hundred dollars (\$500.00) for each offense. Each day that such violation continues, after a notice of violation (Sec. 113.2) has been issued, shall constitute a separate and distinct offense. Further such violations are subjected to Chapter 38 of The Code of Ordinances of the City of Manchester (issuance of Citations and their penalties).

**114.3 Unlawful continuance.**

Delete Section 114.3 and substitute the following:

**114.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop-work order, except such work as he is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as prescribed in subsection 113.4 of this code.

Add Section 116 as follows:

**SECTION 116 EMERGENCY MEASURES**

**116.1 Imminent danger.** When in the opinion of the Code Official there is imminent danger of collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gasses or materials, or operation of defective or dangerous equipment, the Code Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure, except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

**116.2 Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the Code Official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Code Official deems necessary to meet such emergency.

**116.3 Closing streets.** When necessary for public safety, the Code Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

**116.4 Emergency repairs.** For the purposes of this section, the Code Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**116.5 Costs of emergency repair.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

**116.6 Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Appeals Board, be afforded a hearing as described in this Code.

Add Section 117 as follows:

## **SECTION 117 DEMOLITION**

**117.1 General.** The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgement is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

**117.2 Notices and orders.** All notices and orders shall comply with Section 115

**117.3 Failure to comply.** If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**117.4 Salvage materials.** When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

## **CHAPTER 2 DEFINITIONS**

### **201.3 Terms defined in other codes.**

Amend Section 201.3 by replacing "International Plumbing Code" with "International Plumbing Code, 2000 Edition".



## **CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**

### **415.7.4 Dry cleaning plants.**

Amend Section 415.7.4 by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition”.

## **CHAPTER 6 TYPES OF CONSTRUCTION**

### **602.4 Type IV.**

Amend Section 602.4 Type IV. by adding the following sentence to the end of the section:  
Structural steel or reinforced concrete members shall not be substituted for timber in any part of the structural frame unless protected to develop the required fire resistance rating specified in Chapter 7 of this code, but not less than a one hour fire resistance rating. Structural members that support walls shall be protected to afford the same fire resistance rating as the wall supported.

## **CHAPTER 7 FIRE RESISTANCE-RATED CONSTRUCTION**

### **716.5 Combustibles in concealed spaces in Types I and II construction.**

Amend Section 716.5 Exception 4, by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition”.

## **CHAPTER 9 FIRE PROTECTION SYSTEMS**

### **903.2.7 Group R-1.**

Delete Section 903.2.7 Exception 1, no substitution.

### **903.2.8 Group R-2.**

Delete Section 903.2.8 in its entirety and replace with the following:

**903.2.8 Group R-2.** An automatic sprinkler system shall be provided throughout all buildings with a use Group R-2 fire area where more than two stories in height, including basements, or where having 12 or more dwelling units.

### **903.3.5 Water supplies.**

Amend Section 903.3.5 by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition.”

### **903.4 Sprinkler System monitoring and alarms.**

Delete exception #'s 2, 3, 4, 5, 6 and 7.

### **904.3.1 Electrical Wiring**

Amend Section 904.3.1 by replacing “ICC Electrical Code” with NFPA70 (National Electrical Code), 2005 Edition”.

### **907.2.1 Group A.**

Delete exception.

**907.2.2 Group B.**

Delete section 907.2.2 in its entirety and replace with the following:

**907.2.2 Group B.** - A manual fire alarm system shall be installed in Use Group B occupancies where any of the following conditions exist:

- (1) The building is two or more stories in height above the level of exit discharge.
- (2) The occupancy is subject to fifty (50) or more occupants above or below the level of exit discharge.
- (3) The occupancy is subject to 300 or more occupants.

No exceptions, no substitutions.

**907.2.3 Group E.**

Delete exception #2 in its entirety.

**907.2.4 Group F.**

Delete section 907.2.4 in its entirety and replace with the following:

**907.2.4 Group F.** A manual fire alarm system shall be installed in Group F occupancies that have an occupant load greater than 100 persons or more than 25 persons above or below the level of exit discharge.

No exceptions, no substitution

**907.2.5 Group H.**

Delete section 907.2.5 in its entirety and replace with the following:

**907.2.5 Group H.** A manual fire alarm system shall be installed in all group H occupancies that have an occupant load greater than 100 persons or more than 25 persons above or below the level of exit discharge. An automated smoke detection shall be installed for highly toxic gasses, organic peroxides, and oxidizers in accordance with Chapters 37, 39 and 40 respectively.

No exceptions, no substitutions.

**907.2.6.1 Group I-2.**

Delete all exceptions, no substitutions.

**907.2.7 Group M.**

Delete exception.

**907.2.8 Group R-1.**

Delete all exceptions, no substitutions.

**907.2.9 Group R-2.**

Delete section 907.2.9 in its entirety and replace with the following:

**907.2.9.** A fire alarm system shall be provided throughout all buildings with a use Group R-2 fire area where more than two stories in height, including basements, or where having 12 or more dwelling units.

Delete all exceptions, no substitutions.

**907.2.10.2 Power source.**

Add to end of Section 907.2.10.2 the following sentence: In all cases, the power source for smoke detectors shall be provided in accordance with RSA 153:1, the State of New Hampshire Fire Code.

Delete Section 907.2.10.2 Exceptions 1 and 2 in their entirety, no substitution.

**907.2.12.2 Emergency Voice Evacuation Systems.**

Delete exception.

**907.3.1.2 Group I-1.**

Delete exception.

Add Section 907.3.1.4.1 to read:

**907.3.1.4.1 Group I-4.** A fire alarm system shall be installed in all existing I-4 occupancies in accordance with Section 907.2.6.

**907.3.1.5.3 Power Source.**

Delete Section 907.3.1.5.3 in its entirety and replace with the following:

**907.3.1.5.3 Power Source.** In Group R occupancies, single station smoke detectors shall receive their primary power from the building wiring provided that such wiring is served from a commercial source. Where power is provided by the building wiring, the wiring shall be permanent and without a disconnecting switch other than is required for overcurrent protection. In all cases, the power source for smoke detectors shall be provided in accordance with RSA 153:1, the State of New Hampshire Fire Code.

**907.3.1.7 Group R-1.**

Delete exception.

**907.3.1.8 Group R-2.**

Delete Section 907.3.1.8 in its entirety, and replace with the following:

**907.3.1.8 Group R-2.** A fire alarm system shall be provided throughout all buildings with a use Group R-2 fire area where more than two stories in height, including basements, or where having 12 or more dwelling units.

Delete exceptions - no substitutions.

**907.5 Wiring.**

Amend Section 907.5 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

**909.11 Power Systems.**

Amend Section 909.11 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

**909.12.1 Wiring.**

Amend Section 909.12.1 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

**909.16.3 Control action and priorities.**

Amend the exception to #1 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

**CHAPTER 10 MEANS OF EGRESS****1003.2.10.5 Power source.**

Amend Section 1003.2.10.5 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

**1003.2.11.2 Illumination level.**

Amend Section 1003.2.11.2 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

**1005.2.2 Buildings with one exit.**

Delete Section 1005.2.2 and Table 1005.2.2 in their entirety, and replace with the following:

**1005.2.2 Buildings with one exit:** A single exit shall be permitted in all occupancies except Use Groups A, H, I and R that meet all of the following conditions:

- 1) The maximum number of stories above grade shall be 1.
- 2) The maximum travel distance shall be no greater than 50 feet.
- 3) Maximum permitted per floor occupancy of 50.

In Use Group R-2, a single exit shall be permitted in dwelling units that meet all of the following conditions:

- 1) The dwelling unit shall be located on the first floor with direct grade level access.
- 2) Exit access shall not pass through any intervening spaces.
- 3) Maximum travel distance within the dwelling unit shall be less than 30 feet.

In Use Groups R-3 and R-4, which meet all other provisions of this code, one exit shall be permitted.

**Note a.** For the required number of exits for open parking structures, see Section 1005.2.1.

**Note b.** For the required number of exits for air traffic control towers, see Section 412.1.

## **CHAPTER 12 INTERIOR ENVIRONMENT**

### **1204.4.1 Controls**

Amend Section 1204.4.1 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

### **1205.3.3 Court Drainage**

Amend Section 1205.3.3 by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition.”

## **CHAPTER 13 ENERGY EFFICIENCY**

### **1301.1.1**

Delete Section 1301.1.1 and replace as follows:

**1301.1.1** Buildings shall be designed and constructed in accordance with New Hampshire Code for Energy Conservation in New Construction (RSA 155-D).

## **CHAPTER 14 EXTERIOR WALLS**

### **1405.10.4 Grounding.**

Amend Section 1405.10.4 by replacing “ICC Electrical Code” with “NFPA70 (National Electrical Code), 2005 Edition”.

## **CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES**

### **1503.4 Roof drainage.**

Amend Section 1503.4 by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition.”

## **CHAPTER 16 STRUCTURAL DESIGN**

### **1612.3 Establishment of flood hazard areas.**

Insert: *City of Manchester, New Hampshire* at [Insert Name of Jurisdiction].

Insert: *February 18, 1981* at [Insert Date of Issuance].

## **CHAPTER 18 SOILS AND FOUNDATIONS**

### **1805.2.1 Frost protection.**

Add the following after the words "frost line of the locality ":

[four (4) feet]

### **Section 1805.4.6 Wood foundations.**

Delete Section 1805.4.6 in its entirety, no substitution.

### **Section 1806.4.3 Drainage discharge.**

Amend Section 1806.4.3 by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition.”

## **CHAPTER 23 WOOD**

### **Section 2308.3.3.1 Anchorage to all-wood foundations.**

Delete Section 2308.3.3.1 in its entirety, no substitution.

## **CHAPTER 27 ELECTRICAL**

### **2701.1 Scope.**

Delete final sentence and substitute the following:

All such installations shall conform to the provisions of NFPA 70 (National Electric Code), 2005 Edition, and/or such regulations administered by the State of New Hampshire Electricians Licensing Board; whichever shall be deemed more stringent.

### **2702.1 Installation.**

Emergency and standby power systems shall be installed in accordance with the NFPA 70 (National Electrical Code), 2005 Edition, NFPA 110 and NFPA 111.

## **CHAPTER 28 MECHANICAL SYSTEMS**

**The following amendments shall be made part of the International Mechanical Code:**

### **INTERNATIONAL MECHANICAL CODE, 2000 EDITION**

#### **101.1 Title.**

Insert **City of Manchester, New Hampshire** at [NAME OF JURISDICTION].

#### **106.5.2 Fee schedule.**

Delete the words "the following schedule" and insert the following: "Section 108.2 of the Building Code."

#### **106.5.3 Fee refunds.**

Delete Section 106.5.3 in its entirety.

#### **108.4 Violation penalties.**

Insert **“violation”** at “[SPECIFY OFFENSE]”; and insert **“\$500.00”** at “[AMOUNT]”.

Delete the following:

"or by imprisonment not exceeding [NUMBER OF DAYS] ,or both such fine and imprisonment"

#### **108.5 Stop work orders.**

Delete Section 108.5 in its entirety, and replace as follows:

**108.5 Stop work orders.** Stop work orders shall comply with the provisions of Section 114 of the Building Code.

## **109 MEANS OF APPEAL**

Delete Sections 109.1 through 109.7 in their entirety, and replace as follows:

**109.1 Application for appeal.** Appeals to this code are to be filed in accordance with the provisions of Section 112 of the Building Code.

**The following amendments shall be made part of the International Fuel Gas Code:**

## **INTERNATIONAL FUEL GAS CODE, 2000 EDITION**

### **101.1 Title.**

Insert **City of Manchester, New Hampshire** at [NAME OF JURISDICTION].

### **106.5.2 Fee schedule.**

Delete the words "the following schedule" and insert the following: "Section 108.2 of the Building Code."

### **106.5.3 Fee refunds.**

Delete Section 106.5.3 in its entirety.

### **108.4 Violation penalties.**

Insert **"violation"** at "[SPECIFY OFFENSE]"; and insert **"\$500.00"** at "[AMOUNT]".

Delete the following:

"or by imprisonment not exceeding [NUMBER OF DAYS] ,or both such fine and imprisonment"

### **108.5 Stop work orders.**

Delete Section 108.5 in its entirety, and replace as follows:

**108.5 Stop work orders.** Stop work orders shall comply with the provisions of Section 114 of the Building Code.

## **109 MEANS OF APPEAL**

Delete Sections 109.1 through 109.7 in their entirety, and replace as follows:

**109.1 Application for appeal.** Appeals to this code are to be filed in accordance with the provisions of Section 112 of the Building Code.

## **CHAPTER 29 PLUMBING SYSTEMS**

Delete Chapter 29 PLUMBING SYSTEMS in its entirety, and substitute the following:

**2901.1 Scope:** The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings, shall comply with the requirements of this chapter and the International Plumbing Code, 2000 Edition. Additional requirements as adopted by the State of New Hampshire Plumbers Licensing Board (RSA 329-A), and the Sewer Use Ordinance of the City of Manchester, NH, shall also be adhered to. Private sewage disposal systems shall meet the requirements of RSA 149-E and the regulations of the Manchester Board of Health.

**The following amendments shall be made part of the Plumbing Code:**

## **International Plumbing Code 2000 Edition**

### **P-101.0 GENERAL**

Insert in Section P-101.1 "Manchester, NH"

**P-108.1 Permit required:**

Delete the second sentence entirely and add the following:

Private sewage disposal systems shall meet the requirements of RSA 149-E and the regulations of the Manchester Board of Health.

**P-113.2 Fee schedule:**

Delete the words "the following schedule" and insert the following: "Section 112.3.1.0 of the Building Code."

**P-116.4 Violation penalties:**

Insert **"violation"** at "[SPECIFY OFFENSE]"; and insert **"\$500.00"** at "[AMOUNT]".

Delete the following:

"or by imprisonment not exceeding [NUMBER OF DAYS] ,or both such fine and imprisonment"

**P-117.2 Unlawful continuance:**

Delete all after "shall be liable to a fine" and add "as prescribed in section 117.2 of the Building Code".

**P-121.0 Means of appeal:**

Delete Sections P-121.1 through P-121.7 in their entirety and replace as follows:

**P-121.1 Application for appeal:** Appeals to this code are to be filed in accordance with the provisions of Section 121.0 of the Building Code.

**SECTION P-303.0 CONNECTION TO PUBLIC WATER AND SEWER SYSTEM**

**P-304.1 General:**

Delete the reference to "private sewage disposal code listed in Chapter 19" and substitute Section P-111.6 in place of.

**P-304.3 Public systems available:**

Insert **100** at [NUMBER].

**P-309.4 Freezing:**

Insert **five** at [NUMBER] of feet, and **zero** at [NUMBER] of inches.

**P-309.5 Sewer depth:**

Delete Section P-309.5 and replace with the following:

**P-309.5 Sewer depth:** Building sewers that connect to private sewage disposal systems shall conform to RSA 149-E and the regulations of the Board of Health relative to the minimum depth below finish grade. Building sewers that connect to public sewers shall be a minimum depth of [4] feet below grade or adequately insulated to afford the same protection whenever a condition arises that the 4 feet cannot be attained.

**P-312.2 Drainage and Vent Air Test:**

Amend by adding to the second sentence. This pressure shall be held for a test period of at least 15 minutes *"by using a low pressure (0-5 lbs.) gauge"*.



## **Section 419 – Urinals**

Amend by adding a new subsection:

**419.4 Public and Employee Facilities** *“Urinals without visible water trap seals shall not be permitted in public or employee restrooms.*

## **Section 501 – General**

**Section 501.2 Water Heater as Space Heater.** Amend the first sentence to read as follows:  
“Where a combination potable water heating and space heating system requires water for space heating at temperatures higher than 140° F (60° C), a tempering valve shall be provided to limit the water supplied to the potable hot water distribution system to a temperature of 130° F (54.4° C) maximum.

**Section 501.6 Water Temperature Control in Piping from Tankless** Amend the first sentence to read as follows:

“The temperature of water from tankless water heaters shall be a maximum of 130° F (54.4° C) when intended for domestic uses and shall be accomplished with the use of a mixing valve conforming to ASSE 1017.

**501.8 Temperature Controls** Amend to read as follows:

All hot water storage and supply systems shall be set to a minimum 140° F (60° C) and shall be equipped with automatic temperature controls and a mixing valve conforming to ASSE1017 to limit the water supplied to the potable hot water distribution system to a temperature of 130° F (54.4° C) maximum.

## **Section 504 Safety Devices**

**504.1 Antisiphon Devices.** Amend to read as follows:

“A vacuum relief valve installed in the cold water supply line above the top of the heater or tank shall be provided to prevent siphoning of any storage water heater or tank.

## **Section 605 Materials, Joints and Connections**

**605.4 Water Service Pipe** Amend line 5 to read as follows:  
Copper or copper-alloy tubing (Type K).

**605.5 Water Distribution Pipe** Amend line 5 to read as follows:  
Copper or copper-alloy tubing (Type K, WK, L, WL)

## **Section 702 – Materials**

**702.2 Underground Building Drainage and Vent Pipe.** Delete lines 5 and 7 in their entirety and amend line 9 to read as follows:  
Copper or copper alloy tubing (Type K, L)

## **Section 905 – Vent Connections and Grades**

**905.6 Vent for Future Fixtures.** Amend by deleting entire paragraph and replacing it with the following:

“Within any habitable or occupiable spaces at the lowest level of a structure where plumbing fixtures are not installed, there shall be made available an accessible vent connection, not less

than 2" in diameter, which is properly connected to the vent system to provide for future venting."

**Section 912.2 Combination Drain and Vent System.** Amending the first sentence to read as follows:

"A combination drain and vent system shall not serve fixtures other than floor drains, standpipes, sinks and lavatories and may be installed only when approved by the Authority having jurisdiction."

**Section 917 Air Admittance Valves.** Delete Section 917.2 through 917.8 and amend 917.1 to read as follows:

"Vent systems utilizing air admittance valves shall be allowed only where part of an engineered system designed by an engineer, licensed to practice in New Hampshire, or as approved by the Authority having jurisdiction."

## **CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS**

Add new Sections 3001.5 as follows:

**3001.5 Periodic Inspections:** Periodic inspections shall be conducted in compliance with RSA, Chapter 157:B entitled "NH State Elevator Law" by agents approved by the Labor Commissioner of the State of NH.

**3006.2 Fire-fighters' emergency operation.**

Add following text to the end of section:

A control panel shall be located at the grade floor entrance to such elevator and shall make provision for emergency take-over by a keyed system so arranged that the fire department can gain control of each elevator to return them to the grade floor level overriding any other control. The designated elevator for fire department use shall be equipped with a keyed emergency operation control enabling the fire department to retain control of such elevator for its exclusive use. The emergency operation key herein referred to shall be "Standard Key # 3502".

## **CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY**

**Section 3202.2 Encroachments above grade and below 8 feet in height:**

Delete the words "Sections 3202.2.1 through 3202.2.3" and replace with "Section 97-35 and 97-39 of the Manchester Code of Ordinances.

Delete Sections 3202.2.1, 3202.2.2 and 3202.2.3, no substitution.

**Section 3202.3 Encroachments 8 feet or more above grade:**

Delete the words "Sections 3202.3.1 through 3202.3.4" and replace with "Section 97-35 and 97-39 of the Manchester Code of Ordinances.

Delete Sections 3202.3.1, 3202.3.2, 3202.3.3 and 3202.4, no substitution.

## **CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION**

Add new Section 3304.1.5 as follows:

**3304.1.5 Grading of lots for new construction.** When a new structure is erected on a lot, such lot shall be graded so as to preclude the entrance of surface water into the structure, and so as not to adversely impact adjoining premises.

**3305.1 Facilities Required.**

Amend Section 3305.1 by replacing “International Plumbing Code” with “International Plumbing Code, 2000 Edition.”

**CHAPTER 34 EXISTING STRUCTURES**

**3401.3 Compliance with other codes.**

Delete Section 3401.3, and replace with the following:

**3401.3 Compliance with other codes.** Alterations, repairs, additions, relocation and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions, relocation and changes of occupancy in *the International Existing Building Code, 2009 Edition*, International Fire Code 2000 Edition, International Fuel Gas Code, 2000 Edition, International Plumbing Code, 2000 Edition, International Mechanical Code, 2000 Edition.

**Section 3409.0 Compliance Alternatives**

**3409.2 Applicability:**

Insert [date of adoption of this code] in section.

**3409.3.2 Compliance with other codes.**

Amend by deleting “and *International Property Maintenance Code*.”

**The following amendments shall be made part of the International Existing Building Code:**

**INTERNATIONAL EXISTING BUILDING CODE, 2009 EDITION**

**101.1 Title.**

Insert **City of Manchester** at [Name of Jurisdiction].

**101.4.2 Buildings previously occupied.**

Delete the words “or the International Property Maintenance Code”.

**102.4 Referenced codes and standards.**

Delete the last sentence of the first paragraph in its entirety.

**103.1 Creation of enforcement agency.**

Delete “Department of Building Safety” and replace with “Planning and Community Development Department”; also delete the words “hereby created” and replace with “the enforcement agency of this code”.

**104.10 Modifications.**

Delete “Department of Safety” and replace with “Planning and Community Development Department” in the first paragraph.

**104.10.1 Flood hazard areas.**

Delete “a determination is made that:” and replace with “*in compliance with Section 7.03 of the Zoning Ordinance of the City of Manchester.*” in the first paragraph.

**Note:** Delete remainder of section.

**105.2 Work exempt from permit.**

Delete the words “of this code shall not be deemed to grant authorization for any work to be in any manner in violation of the provisions of this code or other laws or ordinances of this jurisdiction. Permits shall not be required for the following:” and insert “*shall comply with Section 105.2 of the Building Code of the City of Manchester*” in the first paragraph.

**Note:** Delete remainder of section

**105.3 Application for permit.**

Delete the words “by the Department of Building Safety” in the first paragraph.

**109.3.7 Other inspections.**

Delete the words “that are enforced by the Department of Building Safety”.

**110.2 Certificate issued.**

Delete the words “that are enforced by the Department of Building Safety” in the first paragraph.

**302.2 Flood hazard areas.**

Delete the words “1612.3 of the International Building Code” and replace with “*7.03 of the City of Manchester Zoning Ordinance*”; also delete “as defined in Section 1612.2 of the International Building Code” from the first paragraph.

Delete the second paragraph in its entirety.

**303.2 Flood hazard areas.**

Delete the words “1612.3 of the International Building Code” and replace with “*7.03 of the City of Manchester Zoning Ordinance*”; also delete “as defined in Section 1612.2 of the International Building Code” in the first paragraph.

Delete the second paragraph in its entirety.

**304.5 Flood hazard areas.**

Delete the words “1612.3 of the International Building Code” and replace with “*7.03 of the City of Manchester Zoning Ordinance*”; also delete “as defined in Section 1612.2 of the International Building Code” in the first paragraph.

Delete the second paragraph in its entirety.

### **308.2 Flood hazard areas.**

Delete the words “1612.3 of the International Building Code” and replace with “7.03 of the City of Manchester Zoning Ordinance”; also delete “as defined in Section 1612.2 of the International Building Code” in the first paragraph.

**Note:** Delete remainder of section

### **1101.4 Flood hazard areas.**

Delete all exceptions.

### **1201.2 Conformance.**

Delete the words “and the International Property Maintenance Code” in the first paragraph.

### **1301.2 Applicability.**

Insert the date of “September 4, 2001” in the first sentence.

### **1301.3.2 Compliance with other codes.**

Delete the words “and International Property Maintenance Code” at the end of the paragraph.

## **APPENDIX B BOARD OF APPEALS**

Add new Section 101.2.8 as follows:

**B101.2.8 Filing of Appeals:** Applications for appeals shall be filed in duplicate with the Building Official who shall promptly forward one copy to the chairman of the Board. The appeal will clearly state the grounds for such appeal as enumerated in subsection 121.1 and shall be accompanied by fees in accordance with Section 108.5 (C), made payable to the City of Manchester, New Hampshire, which the Building Official will deposit with the Finance Officer. All expenses of the Board shall be paid from this deposit.

### **B101.3 Notice of Meeting:**

Delete Section 101.3 and substitute the following:

**B101.3 Notice of Meeting:** The Board shall meet upon notice from the chairman and hold a hearing within thirty (30) days of the filing of an appeal, or at stated periodic meetings.

## **APPENDIX G FLOOD RESISTANT CONSTRUCTION**

### **G102.2 Establishment of flood hazard areas.**

Amend Section G102.2 by deleting all text after *International Building Code*.

## **APPENDIX H SIGNS**

### **H101.2 Signs exempt from permits:**

Delete items 1, 4 and 5, no substitution.

Add section H101.3 as follows:

### **H101.3 Relationship with the Manchester Zoning Ordinance**

Any sign to be installed, reinstalled, or maintained shall comply with the provisions of Article 9 of the Manchester Zoning Ordinance.

Add section H103.2 as follows:

**H103.2 Restrictions.** No wall sign, roof sign, marquee, awning, or canopy shall be installed, reinstalled, or maintained over public property or within 12 feet of any public place or thoroughfare until an approved insurance policy is on file with the Manchester Building Department.

### **H106.1 Electrical Service:**

Delete “International Electrical Code” and replace with “National Electrical Code, 2005”.

### **H106.2 Electrical Service:**

Delete “International Electrical Code” and replace with “National Electrical Code, 2005”.

### **H108.1 Fail-safe device:**

Add at the end of the section the following:

Devices of this nature shall not be located in such a way as to endanger or mislead vehicle movement. Whenever there is a concern that this may happen, the building official shall enlist the aid of the Traffic Department to determine whether or not the placement of these devices are a danger to vehicle movement. Further, no such device shall be placed so as to cast any light, reflection or any other nuisance on nearby residences.

Delete “International Electrical Code” and replace with “National Electrical Code, 2005”.

**SECTION 3.** That the 1987 Edition of the BOCA National Building Code as amended (Section 151.01 of the City of Manchester, Code of Ordinances), as well as all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** That nothing in this ordinance or in the *Building Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**SECTION 5.** That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this Ordinance shall take affect and be in force from and after its approval as required by law.